

## ORDINANCE NO. 75 1218-A

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

- (1) LOT ONE, RUTLAND SQUARE, LOCALLY KNOWN AS 1637-1655 RUTLAND DRIVE, FROM "A" RESIDENCE DISTRICT TO "LR" LOCAL RETAIL DISTRICT; AND,
  - (2) A 3.31 ACRE TRACT OF LAND, LOCALLY KNOWN AS 8700 BALCONES DRIVE, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "D" INDUSTRIAL, FIRST HEIGHT AND AREA DISTRICT; AND,
  - (3) LOT A, WONSLEY DRIVE SUBDIVISION, LOCALLY KNOWN AS 507 WONSLEY DRIVE, FROM "A" RESIDENCE DISTRICT TO "B" RESIDENCE DISTRICT; AND,
  - (4) THE NORTH 110 FEET OF THE EAST 115.2 FEET OF LOT 2, BLOCK 11, OUTLOT 10, DIVISION "Z," ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 510 BAYLOR STREET, FROM "C" COMMERCIAL DISTRICT TO "C-H" COMMERCIAL-HISTORIC DISTRICT; AND,
  - (5) 70' X 128' OUT OF OUTLOT 20, DIVISION "E," ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 1703 WEST AVENUE, FROM "B" RESIDENCE DISTRICT TO "B-H" RESIDENCE-HISTORIC DISTRICT; AND,
  - (6) BEING A PART OF LOT 58, OAKWOOD SUBDIVISION AND PARTS OF OUTLOTS 72 AND 75, DIVISION "D," ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 3112 WEST AVENUE, FROM "BB" RESIDENCE DISTRICT TO "BB-H" RESIDENCE-HISTORIC DISTRICT; AND,
  - (7) THE EAST 46 FEET OF LOT 2 AND THE WEST 5 FEET OF LOT 3; THE EAST 64 FEET OF LOT 3 AND THE WEST 4 FEET OF LOT 4, BLOCK 106, ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 602 WEST 9TH STREET, FROM "B" RESIDENCE DISTRICT TO "B-H" RESIDENCE-HISTORIC DISTRICT; AND,
  - (8) THE WEST 22 FEET OF THE SOUTH ONE-HALF OF LOT 2; THE SOUTH ONE-HALF OF LOTS 3 AND 4, BLOCK 103, ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 800 SAN ANTONIO STREET, FROM "B" RESIDENCE DISTRICT TO "B-H" RESIDENCE-HISTORIC DISTRICT; AND,
  - (9) LOT 5, BLOCK 2, ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 401 WEST 2ND STREET, FROM "C-2" COMMERCIAL DISTRICT TO "C-2-H" COMMERCIAL-HISTORIC DISTRICT;
- ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations as indicated on the following properties:

- (1) From "A" Residence District to "LR" Local Retail District on the property described in File C14-75-104.

Lot One, Rutland Square, a subdivision in the City of Austin, Travis County, Texas, according to a map or plat of record in Book 67, at Page 91, of the Plat Records of Travis County, Texas,

locally known as 1637-1655 Rutland Drive, in the City of Austin, Travis County, Texas.

- (2) From Interim "A" Residence, Interim First Height and Area District to "D" Industrial, First Height and Area District on the property described in File C14-75-107.

A 3.31 acre tract of land in the City of Austin, Travis County, Texas, being more particularly described as follows:

5.58 acres of land off the east end of Tract 5-B of the Subdivision of the Mrs. A. B. Payton Estate, a portion of the James P. Wallace League, in Travis County, Texas, according to the map or plat of said subdivision of record in Book 3, Pages 258-259, of the Travis County, Plat Records, said 5.58 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe found at the northeast corner of said Tract 5-B of said subdivision for the northeast corner of the tract herein described and being also the northeast corner of that certain tract conveyed to W. L. Mayfield by deed of record in Volume 1359, at Page 150, of the Travis County Deed Records, said point being in the west right-of-way line of the I & G N Railroad;

THENCE, with the west line of said railroad and the east line of said Tract 5-B, S 21° 03' W a distance of 158.7 vrs. to an iron pipe set at the southeast corner of the said Tract 5-B for the southeast corner of this tract;

THENCE, with the south line of said Tract 5-B and the north line of Tract 2-B of said subdivision, N 60° 00' W a distance of 190.33 vrs. to an iron pipe set in the east line of Balcones Trail for the southwest corner of this tract;

THENCE, with the east line of Balcones Trail, N 13° 46' E a distance of 163.4 vrs. to an iron pipe set in the north line of said Tract 5-B for the northwest corner of this tract;

THENCE, with the north line of said Tract 5-B, S 60° 00' E a distance of 211.29 vrs. to the PLACE OF BEGINNING, containing 5.58 acres of land,

LESS, a strip of land ten (10.00) feet in width, same being out of and a part of the above described tract of land, said tract being off the east end of Tract 5-B of the Subdivision of Mrs. A. B. Payton Estate as recorded in Book 3, at Pages 258 and 259, of the Plat Records of Travis County, Texas, the centerline of said strip of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the west line of the above described 5.58 acre tract of land, said west line also being the east right-of-way line of Balcones Trail, and from which point of beginning the southwest corner of said tract bears S 13° 46' W 136 feet;

THENCE, S 58° 00' E a distance of 402 feet to Point of Termination; and,

LESS, the right-of-way acquired for Mo-Pac Boulevard,

locally known as 8700 Balcones Drive, in the City of Austin, Travis County, Texas.

- (3) From "A" Residence District to "B" Residence District on the property described in File C14-75-109.

Lot "A," Wonsley Drive Subdivision, a subdivision in the City of Austin, Travis County, Texas, as recorded in Volume 2546, at Page 413, and Volume 2557, at Page 7, of the Deed Records of Travis County, Texas,

locally known as 507 Wonsley Drive, in the City of Austin, Travis County, Texas.

- (4) From "C" Commercial District to "C-H" Commercial-Historic District on the property described in File C14h-75-008.

The North 110 feet of the East 115.2 feet of Lot 2, Block 11, Outlot 10, Division "Z," Original City of Austin, as recorded in Volume 4737, at Page 1465, of the Deed Records of Travis County, Texas,

locally known as 510 Baylor Street (Raymond-Morley Home), in the City of Austin, Travis County, Texas.

- (5) From "B" Residence District to "B-H" Residence-Historic District on the property described in File C14h-75-009.

70' x 128' out of Outlot 20, Division "E," Original City of Austin, as recorded in Volume 3917, at Page 1119, of the Deed Records of Travis County, Texas,

locally known as 1703 West Avenue (West Hill), in the City of Austin, Travis County, Texas.

- (6) From "BB" Residence District to "BB-H" Residence-Historic District on the property described in File C14h-75-011.

Being a part of Lot 58, Oakwood Subdivision and parts of Outlots 72 and 75, Division "D," Original City of Austin, as recorded in Volume 1971, at Page 23, of the Deed Records of Travis County, Texas,

locally known as 3112 West Avenue (Heritage House), in the City of Austin, Travis County, Texas.

- (7) From "B" Residence District to "B-H" Residence-Historic District on the property described in File C14h-75-012.

The East 46 feet of Lot 2 and the West 5 feet of Lot 3; the East 64 feet of Lot 3 and the West 4 feet of Lot 4, Block 106, original City of Austin, as recorded in Volume 2373, at Page 168, of the Deed Records of Travis County, Texas,

locally known as 602 West 9th Street (Boardman House), in the City of Austin, Travis County, Texas.

- (8) From "B" Residence District to "B-H" Residence-Historic District on the property described in File C14h-75-013.

The West 22 feet of the South one-half of Lot 2; the South one-half of Lots 3 and 4, Block 103, Original City of Austin, as recorded in Volume 4857, at Page 634, Deed Records of Travis County, Texas,

locally known as 800 San Antonio (J. W. McLaughlin Home), in the City of Austin, Travis County, Texas.

- (9) From "C-2" Commercial District to "C-2-H" Commercial-Historic District on the property described in File C14h-75-014.

Lot 5, Block 2, Original City of Austin, as recorded in Volume 831, at Page 621, of the Deed Records of Travis County, Texas,

locally known as 401 West 2nd Street (J. P. Schneider Store), in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed as indicated above so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended and the necessity to allow expedient development of the land herein affected creates an emergency requiring that this ordinance become effective immediately; therefore, upon the final passage of this ordinance as required by law, this ordinance shall become effective immediately.

PASSED AND APPROVED

December 18, 1975

Y  
Y  
Y  
Y

*Alfred H. Smith*  
Mayor

APPROVED: *[Signature]*  
City Attorney

ATTEST: *Grace Monroe*  
City Clerk

**The Austin American  
The Austin Statesman  
The American-Statesman**

City of Austin

**AFFIDAVIT OF PUBLICATION**

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for  
the County of Travis, State of Texas, on this day personally appeared:

Eleanor Walker, Classified Advertising Agent  
of American Statesman

A daily newspaper published in said County and State, who, being duly  
sworn by me, states that the attached advertisement was published in  
said newspaper on the following dates, to wit: \_\_\_\_\_

December 31, 1975

and that the attached is a true copy of said advertisement.

Eleanor Walker

SWORN AND SUBSCRIBED TO BEFORE ME, this the 2nd

day of January A.D. 197 6.

Merle Duncan  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

ORDINANCE NO. 75-1218-A

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

- (1) LOT ONE, RUTLAND SQUARE, LOCALLY KNOWN AS 1637-1655 RUTLAND DRIVE, FROM "A" RESIDENCE DISTRICT TO "LR" LOCAL RETAIL DISTRICT; AND,
- (2) A 3.31 ACRE TRACT OF LAND, LOCALLY KNOWN AS 1203 BALCONES DRIVE, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "D" INDUSTRIAL, FIRST HEIGHT AND AREA DISTRICT; AND,
- (3) LOT "A", WONSLEY DRIVE SUBDIVISION, LOCALLY KNOWN AS 507 WONSLEY DRIVE, FROM "A" RESIDENCE DISTRICT TO "B" RESIDENCE DISTRICT; AND,
- (4) THE NORTH 10 FEET OF THE EAST 11 1/2 FEET OF LOT 2, BLOCK 11, OUTLOT "B", DIVISION "2", ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 510 BAYLOR STREET, FROM "C" COMMERCIAL DISTRICT TO "CH" COMMERCIAL HISTORIC DISTRICT; AND,
- (5) THE WEST 12 FEET OF OUTLOT "20", DIVISION "2", ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 1703 WEST AVENUE, FROM "B" RESIDENCE DISTRICT TO "BH" RESIDENCE HISTORIC DISTRICT; AND,
- (6) BEING A PART OF LOT 58, OAKWOOD SUBDIVISION AND PARTS OF OUTLOT "2" AND "3", DIVISION "D", ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 3112 WEST AVENUE, FROM "BB" RESIDENCE DISTRICT TO "BBH" RESIDENCE HISTORIC DISTRICT; AND,
- (7) THE EAST 46 FEET OF LOT 2 AND THE WEST 5 FEET OF LOT 3; THE EAST 64 FEET OF LOT 3 AND THE WEST 4 FEET OF LOT 4, BLOCK 106, ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 602 WEST 9TH STREET, FROM "B" RESIDENCE DISTRICT TO "BH" RESIDENCE HISTORIC DISTRICT; AND,
- (8) THE WEST 22 FEET OF THE SOUTH ONE-HALF OF LOT 2; THE SOUTH ONE-HALF OF LOTS 3 AND 4, BLOCK 103, ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 600 SAN ANTONIO STREET, FROM "B" RESIDENCE DISTRICT TO "BH" RESIDENCE HISTORIC DISTRICT; AND,
- (9) LOT 5, BLOCK 2, ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 401 WEST 2ND STREET, FROM "C2" COMMERCIAL DISTRICT TO "C2H" COMMERCIAL HISTORIC DISTRICT;

ALL ORDINANCE PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

Jeffrey Friedman  
Mayor